



*Offers Over £270,000*

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*24 Taunton Road, Oldham, OL9 0BE*

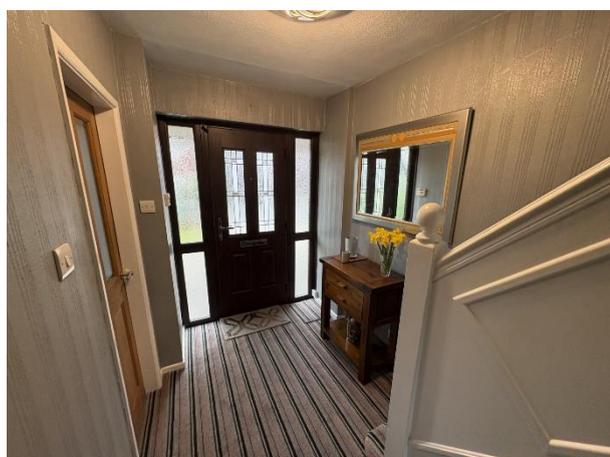
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- Semi Detached Property
- Three Bedrooms
- Lounge
- Dining Kitchen
- Shower Room
- Ideal Family Living
- Enclosed Rear Garden
- Attached Garage
- Off Road Parking
- Viewings Are Highly Recommended

This beautifully presented, three double bedroom semi detached property, offers generous family living accommodation and is situated within a popular residential area of North Chadderton within easy access and walking distance of excellent local schools and amenities, public transport links, Chadderton Park and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, three bedrooms and shower room. Externally to the front of the property is a garden area and driveway, providing ample off road parking and leading to an attached garage, whilst to the rear of the property is a paved patio, lawn garden, garden shed and gated side access. The property further benefits from UPVC double glazing and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a UPVC double glazed entrance door, radiator, under stairs storage cupboard and stairs leading to first floor.



**LOUNGE :** With radiator and UPVC double glazed bow window.



DINING KITCHEN : With a range of wall and base units, integrated double oven, four ring halogen hob with extractor hood above, stainless steel sink unit with mixer tap, integrated fridge, tiled flooring, radiator, UPVC double glazed window and UPVC double glazed sliding doors leading to rear garden.



LANDING : Loft access hatch leading to loft area with lighting and power.



**BEDROOM ONE : Front double bedroom with radiator and UPVC double glazed window.**



**BEDROOM TWO : Rear double bedroom with radiator and UPVC double glazed window.**



**BEDROOM THREE : Front single bedroom with radiator and UPVC double glazed window.**



**SHOWER ROOM :** Comprising of shower cubicle, sink and WC, towel radiator and UPVC double glazed window.

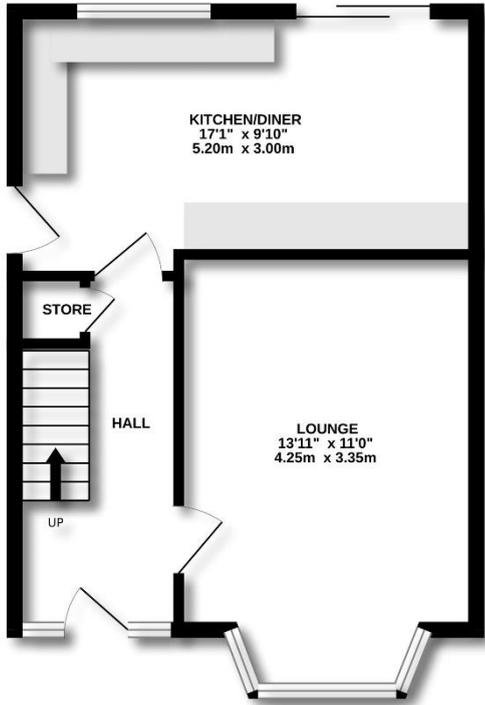


**OUTSIDE :** Externally to the front of the property is a garden area and driveway, providing ample off road parking and leading to an attached garage, whilst to the rear of the property is a paved patio, lawn garden, garden shed and gated side access.

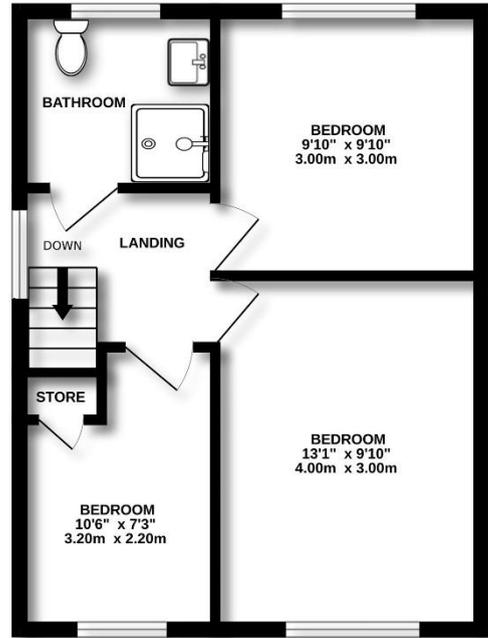


# Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.